

086.0

0003

0014.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

530,600 / 530,600

USE VALUE:

530,600 / 530,600

ASSESSED:

530,600 / 530,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
197		WESTMINSTER AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LOFTUS MARSHA R/TRUSTEE	
Owner 2: MARSHA R LOFTUS DECLARATION TR	
Owner 3:	

Street 1: 197 WESTMINSTER AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: LOFTUS MARSHA -	
Owner 2: -	

Street 1: 197 WESTMINSTER AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1873, having primarily Vinyl Exterior and 2127 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Topo	2	Above Stree
Street		
Gas:		

## IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value		Legal Description			54602
101	4717.000	279,900	14,900	235,800	530,600		Legal Description			GIS Ref
Total Card	0.108	279,900	14,900	235,800	530,600		Entered Lot Size			GIS Ref
Total Parcel	0.108	279,900	14,900	235,800	530,600		Total Land:			Insp Date
Source:	Market Adj Cost		Total Value per SQ unit /Card:	249.46	/Parcel:	249.46	Land Unit Type:			11/08/18

## PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT										Parcel ID	086.0-0003-0014.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	279,900	14900	4,717.	235,800	530,600		Year end	12/23/2021	
2021	101	FV	271,900	14900	4,717.	235,800	522,600		Year End Roll	12/10/2020	
2020	101	FV	272,000	14900	4,717.	235,800	522,700		522,700 Year End Roll	12/18/2019	
2019	101	FV	203,900	14900	4,717.	232,500	451,300	451,300	Year End Roll	1/3/2019	
2018	101	FV	203,900	14900	4,717.	178,600	397,400	397,400	Year End Roll	12/20/2017	
2017	101	FV	203,900	14900	4,717.	168,500	387,300	387,300	Year End Roll	1/3/2017	
2016	101	FV	203,900	14900	4,717.	155,000	373,800	373,800	Year End	1/4/2016	
2015	101	FV	193,000	14900	4,717.	144,900	352,800	352,800	Year End Roll	12/11/2014	

## SALES INFORMATION

SALES INFORMATION						TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
LOFTUS MARSHA,	67947-260		9/1/2016	Convenience		10	No	No			
	12388-399		3/2/1973		22,750	No	No	N			

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/5/2007	8	Re-Roof	9,495	C					11/8/2018	MEAS&NOTICE	HS	Hanne S
12/28/1993	622	Manual	1,200	C				STOVE	11/26/2008	Meas/Inspect	336	PATRIOT
1/6/1993	5		20,000	C				2 STORY ADDITION	3/23/2000	Inspected	276	PATRIOT
12/23/1992	654		5,000	C				FOUNDATION	2/1/2000	Mailer Sent		
									2/1/2000	Measured	263	PATRIOT
									8/6/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4717	Sq. Ft.	Site			0	70.	0.71	6			Other	-40					235,835						235,800	



USER DEFINED

Prior Id # 1:	54602
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 15 - Old Style	3	Rating: Average		GAR IS IN LEX PDAS. OF=BMT SINK.														
Sty Ht: 2 - 2 Story		A Bath:	Rating:															
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:															
Foundation: 3 - BrickorStone				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall: %				OthrFix: 1	Rating: Average													
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average													
Color: BEIGE				A Kits:	Rating:													
View / Desir:				Frl:	Rating:													
<b>GENERAL INFORMATION</b>				WSFlue: 2	Rating: Average													
Grade: C - Average				<b>CONDOS INFORMATION</b>														
Year Blt: 1873	Eff Yr Blt:	Location:																
Alt LUC:	Alt %:	Total Units:																
Jurisdct:	Fact: .	Floor:																
Const Mod:				<b>DEPRECIATION</b>														
Lump Sum Adj:				Phys Cond: GD - Good	18. %													
<b>INTERIOR INFORMATION</b>				Functional:	%													
Avg Ht/FL: STD				Economic:	%													
Prim Int Wal 2 - Plaster				Special: PT - Part Town	30. %													
Sec Int Wall: %				Override:	%													
Partition: T - Typical				<b>CALC SUMMARY</b>														
Prim Floors: 3 - Hardwood				Basic \$ / SQ: 135.00	<b>COMPARABLE SALES</b>													
Sec Floors: 4 - Carpet 50 %				Size Adj.: 1.14365304	Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Flr: 12 - Concrete				Const Adj.: 0.99495000														
Subfloor:				Adj \$ / SQ: 153.613														
Bsmnt Gar:				Other Features: 101000														
Electric: 3 - Typical				Grade Factor: 1.00														
Insulation: 2 - Typical				NBHD Inf: 1.00000000														
Int vs Ext: S				NBHD Mod:														
Heat Fuel: 2 - Gas				LUC Factor: 1.00														
Heat Type: 3 - Forced H/W				Adj Total: 491175														
# Heat Sys: 1	% Heated: 100	% AC:	Depreciation: 211303															
Solar HW: NO				% Com Wal	% Sprinkled	Depreciated Total: 279871												
<b>MOBILE HOME</b>				Make:	Model:	Serial #	Year:	Color:										
<b>SPEC FEATURES/YARD ITEMS</b>																		
<b>PARCEL ID</b> 086.0-0003-0014.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
5	Gar w/improv	D	Y	1	24X36	G	GD	1960	24.60	T	30	101			14,900		14,900	
More: N				Total Yard Items:				14,900	Total Special Features:								Total:	14,900
<b>SKETCH</b>																		
<b>SUB AREA</b>																		
<b>SUB AREA DETAIL</b>																		
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
FFL	First Floor	1,158	153.610	177,884														
BMT	Basement	1,068	46.080	49,218														
SFL	Second Floor	969	153.610	148,851														
EFP	Enclos Porch	342	35.010	11,973														
WDK	Deck	210	10.710	2,249														
Net Sketched Area: 3,747				Total:	390,175													
Size Ad	2127	Gross Area	3747	FinArea	2127													
<b>IMAGE</b>																		
<b>AssessPro Patriot Properties, Inc</b>																		